

January 20, 2004 CPC



SUBSTANTIAL ACCORD REVIEW

04PD0217

Chesterfield County Parks and Recreation

Matoaca Magisterial District
North line of the Appomattox River

REQUEST: Confirmation of the decision of the Director of Planning that the proposed public facility is consistent with the Comprehensive Plan and exempted from the requirement of substantial accord review.

PROPOSED LAND USE:

A special purpose park is planned. Specifically, a linear trail and interpretive passive recreational use is proposed along the Appomattox River.

DIRECTOR'S DETERMINATION

The Director of Planning finds the request to be in substantial accord with the provisions of the adopted Comprehensive Plan for the following reasons:

- A. The request is in compliance with the Public Facilities Plan. Specifically, the Public Facilities Plan identifies the need for special purpose parks throughout the County and recommends these facilities be provided at a variety of locations which take advantage of unique recreational, cultural, historic and natural resources.
- B. The facility, at the requested location, will serve a need for additional park land along the Appomattox River as identified in the Chesterfield County Parks and Recreation Master Plan.

CONDITION

Development of the property shall conform to the requirements of the Zoning Ordinance for Corporate Office (O-2) Districts in Emerging Growth Areas. (P)

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(NOTE: The requirements of the underlying Agricultural (A) and Residential (R-7) zoning classifications, where these requirements exceed the requirements of the Ordinance for O-2 Districts in Emerging Growth Areas, remain applicable.)

GENERAL INFORMATION

Project Name:

Virginia State University: Appomattox Riverside Trail

Location:

North line of the Appomattox River, southwest of the intersection of Jackson and Main Streets. Tax ID 797-611-Part of 8599 (Sheet 45).

Existing Zoning:

Agricultural (A) and Residential (R-7)

Size:

45 acres

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North and East – A and R-7; Public/semi-public (Ettrick Cemetery and Virginia State University Randolph Farm) or vacant

South – The Appomattox River

West – A; Single family residential or vacant

UTILITIES

Public Water and Wastewater System:

Use of the public water and wastewater systems is not required to serve this site. Should future facilities be constructed that require water and wastewater service, then an off-site extension of the public water and wastewater lines would be necessary to serve this site.

ENVIRONMENTAL

The majority of the property is located within the 100 year floodplain of the Appomattox River, which is a perennial stream and therefore subject to a 100 foot conservation area with limited uses

permitted. There are extremely steep slopes in some areas of the property adjacent to the river. The Environmental Engineering Department agrees with the proposed use although the design of the linear park will need to be closely coordinated with the Environmental Engineering Department to ensure minimal impact with environmentally sensitive areas.

PUBLIC FACILITIES

Fire Service:

This request will have a minimal impact on fire and emergency medical service (EMS) service.

Transportation:

The Virginia Department of Rail and Public Transportation (VDRPT) has High Speed Rail environmental studies underway. The South East High Speed Rail would utilize a corridor connecting Washington, D.C. to Charlotte, North Carolina via Richmond. The South Hampton Roads High Speed Rail would utilize a High Speed Rail corridor connecting Richmond and South Hampton Roads. One (1) possible route for these corridors is the existing CSX rail line through Ettrick ("Ettrick Connection"). The rail line would require a new Appomattox River bridge and a new connector line to the Norfolk Southern main line in Petersburg.

Improvements along the rail line would be necessary to enable its use by High Speed trains. These would include improvements to the Appomattox River bridge structure. The Parks and Recreation Department proposes development of a "riverfront trail" along the Appomattox River. Staff has informed VDRPT of this proposal in an effort not to preclude the construction of improvements to the rail line and bridge structure. VDRPT has not expressed any concern about Parks and Recreation Department's proposal. Staff continues to work with the VDRPT on the specifics of the rail corridor through Chesterfield.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Ettrick Village Plan which suggests the property is appropriate for public/semi-public use.

The Public Facilities Plan, an element of the Comprehensive Plan, identifies the need for special purpose parks throughout the County, and recommends these facilities be provided at a variety of locations and be diversified in order to serve the entire population as equally as possible. The Chesterfield County Parks and Recreation Master Plan specifically identifies a shortage of park space along the Appomattox River.

Area Development Trends:

Surrounding properties are zoned Agricultural (A) and Residential (R-7) and are occupied by single family residential uses, public/semi-public uses (Virginia State University's Randolph Farm and the Ettrick Cemetery) or are vacant. It is anticipated that public/semi-public uses will continue in the area, as suggested by the Plan.

Site Design:

Currently, the request property lies within an Emerging Growth Area. The purpose of the Emerging Growth District Standards is to promote high quality, well-designed projects. While the property is not bound by the Emerging Growth District Standards, due to the agricultural and residential zoning, a condition should be imposed requiring development of the site to conform to these requirements of the Zoning Ordinance, which address access, parking, landscaping, architectural treatment, setbacks, signs, buffers, utilities and screening of dumpsters and loading areas. (Condition)

Architectural Treatment:

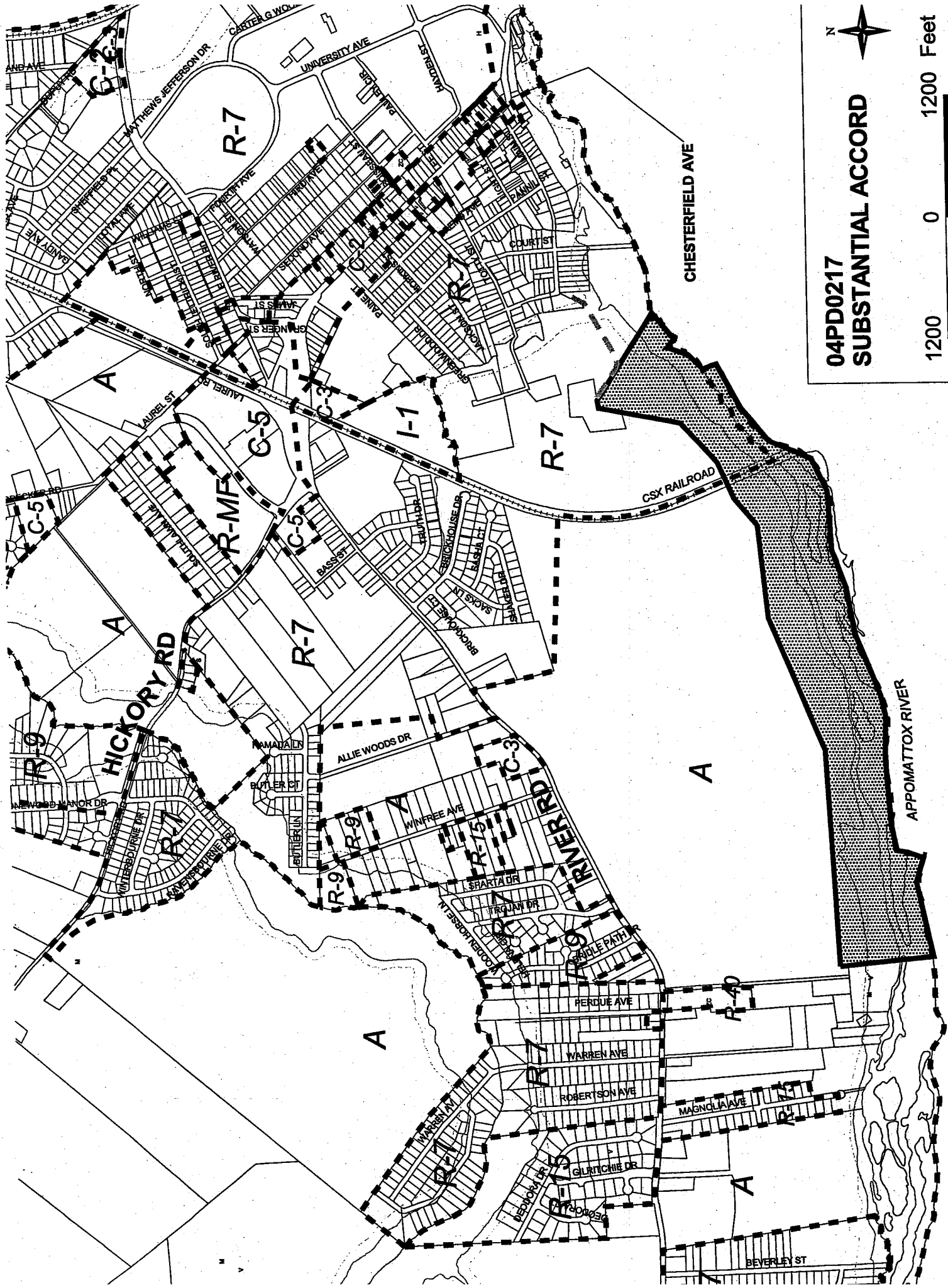
With the imposition of the Condition as discussed above, the site development of the park would be subject to Emerging Growth Area Standards. Within Emerging Growth Areas, no building exterior, which would be visible to any agricultural or residential district or any public right of way may consist of architectural materials inferior in quality, appearance or detail to any other exterior of the same building. There is, however, nothing to preclude the use of different materials on different building exteriors, but rather, the use of inferior materials on sides which face adjoining property. No portion of a building constructed of unadorned concrete block or corrugated and/or sheet metal may be visible from any adjoining agricultural or residential district or any public right of way. No building exterior may be constructed of unpainted concrete block or corrugated and/or sheet metal.

CONCLUSIONS

The proposed special purpose park satisfies the criteria of location, character and extent as specified in the Code of Virginia. Specifically, the request is in compliance with the Public Facilities Plan. The Plan identifies the need for special purpose parks throughout the County and recommends these facilities be provided at a variety of locations which take advantage of unique recreational, cultural, historic and natural resources.

In addition, the facility, at the requested location, will serve a need for additional park land along the Appomattox River as identified in the Chesterfield County Parks and Recreation Master Plan.

Given these considerations, the Director of Planning finds the proposal consistent with the adopted Comprehensive Plan.



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